

December 22, 2009

Site Plan: Hickory Center at Preston Center, Block A, Lot 1 - Walmart (SPFP09-0022)
Owner(s): Allegiance Frisco, LP

DESCRIPTION:

A big box on one lot on 21.8± acres on the west side of Preston Road, 600± feet north of Hickory Street. Zoned Planned Development-51-Shopping Center with a Specific Use Permit (S-187) for a Big Box. Neighborhood #20. JE

REMARKS:

Access:	Access is provided from Preston Road, Hickory Street and Gary Burns Drive.
Cross access:	Cross access is provided to adjacent lots throughout the development.
Parking:	Parking is adequate. In accordance with the Specific Use Permit Ordinance, the 57 parking spaces that exceed the minimum required parking spaces will be constructed using green engineering, which will be addressed in the construction plans. At this time the applicant is considering pervious pavers.
Open space:	Open space is adequate.
Tree Preservation:	There are no protected trees on the site.
Landscape Plan:	A landscape plan has been submitted for staff review.
Façade Plan:	A façade plan has been submitted for staff review.
Additional Information:	The site plan complies with the preliminary site plan approved by the Planning & Zoning Commission on February 10, 2009 and with the conditions outlined in the Specific Use Permit Ordinance, adopted by City Council on August 18, 2009.

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.
3. Approval and recordation of a Final Plat prior to Final Acceptance.
4. Additions and/or alterations resulting from Engineering Services' review of construction plans.